

Housing Needs Assessment (Section 65583(a)(1 and 2)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php">http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php</a> )		
Update quantification of population, employment, and housing stock needs including:	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
• Population	• Pages 6-13 and Tables 2a 2b, and Tables 3-6	Minor changes were made in the update in terms of statistics used and the accompanying narrative discussion. Where available, the housing element uses the HCD-approved data packet prepared by ABAG.
• Employment	• Pages 9-13 and Tables 4 & 6	
• Households	• Pages 6-8 and Table 2a	
• Overpayment (including lower-income)	• Pages 15 & 16 and Table 8a	
• Overcrowding	• Pages 16 & 17 and Table 8b	
• Extremely Low Income Households	• Pages 28, 37, 41, 52, 87, 90-93 and Tables 17, 18, 19	
• Housing conditions	• Pages 30 & 31 and Table 11	
Sources of information: • 2010 Census at <a href="http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t">http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t</a> • American Community Survey at <a href="http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t">http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t</a> • Department of Finance at <a href="http://www.dof.ca.gov/research/demographic/">http://www.dof.ca.gov/research/demographic/</a> • Applicable Federal Consolidated Plan • Available local and regional data (e.g., local census of homeless persons or shelter beds) • ABAG data packet pre-approved by HCD		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Update analysis and conclusions as necessary due to changes in population and households characteristics or other dynamics for population, employment, households, overpayment, overcrowding, extremely low income households and housing conditions	• Pages 6-13, 15-17, 28, 37, 41, 52, 87, 90-93 and Tables 2a, 2b, 3-6, 8a & 8b, and 17-19	Minor updates made to analysis and to conclusions in response to availability of more current statistical information.
Update policies and programs as necessary to reflect changes in the analysis and conclusions and other pertinent assessments of need such as the federal Consolidated Plan	Various Policies and Programs within Section VI. Housing Plan (Pages 113-137)	Minor updates to prior Programs and the addition of a few new Programs made in response to the new analysis and then associated conclusions.

Persons with Special Needs (Section 65583(a)(7)) (See <a href="http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php">Building Blocks</a> at <a href="http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php">http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php</a> )		
Update quantification of special housing needs groups, including:	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<ul style="list-style-type: none"> <li>• Persons with disabilities, including developmental</li> <li>• Elderly</li> <li>• Large households</li> <li>• Farmworkers (seasonal and permanent)</li> <li>• Female headed households</li> <li>• Homeless Individuals and Families</li> </ul>	<ul style="list-style-type: none"> <li>• Pages 19 and 22-26 and Tables 7 &amp; 9</li> <li>• Pages 18-19 and Tables 7 &amp; 9</li> <li>• Pages 18-19 and Tables 7 &amp; 9</li> <li>• Pages 27</li> <li>• Pages 26-27 and Tables 7 &amp; 9</li> <li>• Pages 28-29 and Tables 9</li> </ul>	Changes made in the update were done to utilize more current statistical information. Where available, the housing element uses the HCD-approved data packet prepared by ABAG.
Sources of information: <ul style="list-style-type: none"> <li>• 2010 Census at <a href="http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t">http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t</a></li> <li>• American Community Survey at <a href="http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t">http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t</a></li> <li>• Department of Finance at <a href="http://www.dof.ca.gov/research/demographic/">http://www.dof.ca.gov/research/demographic/</a></li> <li>• Applicable Federal Consolidated Plan</li> <li>• Available local and regional data (e.g., local census of homeless persons or shelter beds)</li> <li>• ABAG data packet pre-approved by HCD</li> </ul>		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Update analyses and conclusions, as necessary, due to changes in housing needs or other dynamics, for persons with special needs.	Pages 17-29 and Tables 7 & 9	Minor analysis updates and conclusions made in response to availability of more current statistical information and passage of new regulations (i.e., new State statutes and new/amended local municipal code). Minor amendments and addition to Policies and Programs under Goal 3 of update were made, and a few new Programs were added, in response to new analysis and associated conclusions.
Quantify and analyze persons with developmental disabilities as required by Government Code Section 65583 (e) (See the Department's memo at <a href="http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf">http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf</a> )	Pages 17, 22 and 25-26 and Table 9	
Revise programs as appropriate including pursuant to Section 65583(e) (Developmental Disabilities) to address need based on revised data/analyses	Pages 17-29 and Tables 7 & 9	

At-risk Units (Section 65583(a)(9)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php">http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php</a> )		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Update the inventory of at-risk units, removing units no longer at risk and adding any additional units that are at-risk of conversion within 10 years from the start of the housing element planning period.	N/A	N/A
Special Note: If a jurisdiction has utilized SACOG's Housing Element Data to update the inventory, mark N/A where appropriate above and indicate the data has been used. The Department will not review the updated inventory. Contact HCD for more details. • ABAG data packet pre-approved by HCD		
Analyze risk of updated inventory of at-risk units.	N/A	N/A
Evaluate the loss of any at-risk units.	N/A	N/A
Revise policies and programs as appropriate based on update analysis and conclusions	N/A	N/A

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php">http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php</a> )		
<u>Land Use Controls</u>	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<ul style="list-style-type: none"> <li>Update to show changes to land use controls including changes in residential zoning and/or development standards (e.g., heights and lot coverage, parking requirements, minimum unit sizes, floor area ratios, density limits, etc.).</li> </ul>	Pages 45-55 and Tables 20, 21, 22, 23, 24a, and 24b	Minor amendments made to language contained in the 2007-2014 Housing Element – in part to recognize changes from 2014 ZTAs.
<ul style="list-style-type: none"> <li>Update to describe changes to growth controls or similar measures such as population or unit caps or voter required general plan re-designations or voter required approval of changes in land use laws or regulations</li> </ul>	Pages 59 & 60	Updated to reflect changes from Measure C to Measure J (1/2 cent gas tax that mandated Growth Management Elements for Contra Costa County jurisdictions).

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php">http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php</a> )		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<u>Building Codes and Enforcement</u> • Update to describe changes to local building code, amendments and enforcement programs	Page 69	Minor updates made to narrative in 2007-2014 Housing Element – mostly tied to accessibility discussion.
<u>Site Improvements</u> • Describe changes to site improvement requirements	Pages 61 and 65	N/A
<u>Permitting Processes and Procedures</u> • Update to show revisions to processing and permit procedures for residential development (e.g., design review process, change in level of review (administrative vs. legislative review: ministerial vs. discretionary review)	Pages 65, and 68-69 and Table 28 (Pages 66 & 67)	Minor updates made to narrative in 2007-2014 Housing Element.
<u>Fees and Exactions</u>	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
• Update changes to fee schedules	Pages 61, 65 and Tables 25, 26 & 27 (Pages 62-64)	Minor updates on current Town-controlled fees and exactions.
• Update changes to other exactions	Pages 61, 65 and Tables 25, 26 & 27 (Pages 62-64)	Minor updates on current non Town-controlled fees and exactions.
<u>Housing for Persons with Disabilities</u> Update to describe any new restrictions or revisions regarding approval of housing for persons with disabilities such as concentration requirements, limits on the number of unrelated persons or provisions for making reasonable accommodations	No new restrictions – general discussion on disabilities found on Pages 126-127 (Policy 3.1 & Programs 3.1.4, 3.1.5 & 3.1.6)	Minor amendments made to language contained in the 2007-2014 Housing Element – in part to recognize changes from 2014 ZTA for Reasonable Accommodation requirements.
<u>Non-governmental Constraints</u> Update land costs, financing availability and construction costs as necessary and consider other potential non-governmental constraints, such as resident or business opposition to development, as appropriate	Pages 43 & 44	Minor updates to narrative made to make analysis reflect current conditons.

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php">http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php</a> )		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<b>General (Changed Circumstances)</b> For each category above, update analyses, as needed, to reflect changes in conditions or circumstances such as market conditions, land costs, financing availability, and construction costs that effect the conclusions of the analyses on potential governmental constraints in the prior element	N/A	N/A
<b>Programs to Mitigate Identified Constraints</b>	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<ul style="list-style-type: none"> <li>Describe programs to mitigate identified constraints in the prior housing element</li> <li>Revise policies and programs as appropriate to address identified constraints</li> </ul>	Appendix C provided systematic review of Program effectiveness. Need	New and modified Policy and Program language. Some Programs changed from create new regulations to monitor effectiveness of what was created. Some Programs retained as tasks not completed but still with merit.

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php</a> )		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Identify any changes to the sites inventory	Pages 76-84 (Tables 29, 30, and 31 and Figure A)	Developed sites taken off. RHNA “shortfall” sites added.
Update or include analysis or description as necessary to demonstrate zoning appropriate to accommodate housing for lower income households pursuant to Section 65583.2(c)(3) and (d) – (f)	N/A	N/A
Update or include analysis or description as necessary to demonstrate the potential for redevelopment pursuant to Section 65583.2(b)(7)	N/A	N/A
Analyze any new known environmental constraints or changed conditions and circumstances such as market conditions that affect the suitability of identified sites	N/A	N/A
Update methodologies as necessary to estimate the residential capacity on identified sites	N/A	N/A

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php</a> )		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Revise analysis of existing and/or planned infrastructure capacity (e.g., water and sewer) to accommodate the regional housing need, if needed (e.g., capacity or availability has changed)	Pages 73-75	Updated to reflect Master Plans by water agency (EBMED) and sewer agency (CCCSO).
Include a summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	Pages 94 & 95 and Tables 31, 32 and 33 (Pages 85, 90 and 91)	Development capacity for 118-138 LI (RHNA of 111 units) and for 219-263 VLI (RHNA of 196 units). No carryover obligation.
Add programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	N/A
Update analysis as necessary to demonstrate sufficient capacity to accommodate the need for emergency shelters	Pages 127-128 (Policy 3.2 & Programs 3.2.1, 3.2.2, and 3.2.3)	ZTAs adopted in 2014 to bring municipal code into compliance with SB 2.

Other Requirements (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php">http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php</a> ) and <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php</a> )		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Update description to ensure consistency with other elements of the general plan if policies or programs have been adopted in other elements of the general plan affecting internal consistency	Discussion of consistency with 2030 General Plan adopted March, 2013 provided on Pages 4 and 5	Update expands discussion that had been included in adopted 2007-2014 Housing Element.
Update to describe, as necessary, housing for lower or moderate income households that has been constructed, demolished or converted in the Coastal Zone	N/A	N/A